



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-008

July 6, 2021

REQUEST

Current Zoning: O-1 (office)
Proposed Zoning: MUDD-O (mixed used development, optional)

LOCATION

Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road
(Council District 7 - Driggs)

PETITIONER

The Morgan Companies

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office use.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is within a designated activity center per the *Center, Corridors, Wedges Growth Framework*.
- Activity centers are recommended for walkable, mixed use development.
- The introduction of retail use to the office area creates additional mixing of uses in the area and retail use is compatible with office land uses.
- The proposed site plan proposes a new private drive providing vehicular and pedestrian connectivity through the larger block, between Carmel Road and Carmel Commons Boulevard.
- Improves the pedestrian experience with the provision of urban open space along a portion of the private drive and the front of the building and reduces surface area parking with proposed subterranean deck.
- Provides pedestrian oriented transportation improvements including push button pedestrian signals at Pineville-Matthews Road and Carmel Road and improved accessible ramps at Carmel Commons Boulevard at Pineville-Matthews Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Office to Retail for the site.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Ham, Samuel, and Welton
Nays: Spencer
Absent: Chirinos, Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner asked for details on the outstanding CDOT request. Staff stated that CDOT requested for offsite commitment for construction of a planting strip and sidewalk along Pineville-Mathews Road.

There was no further discussion.

MINORITY OPINION

The minority states that mixed use activity centers are recommended for walkable, mixed use development and a drive thru is not walkable.

PLANNER

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